

# Local Market Update for May 2025

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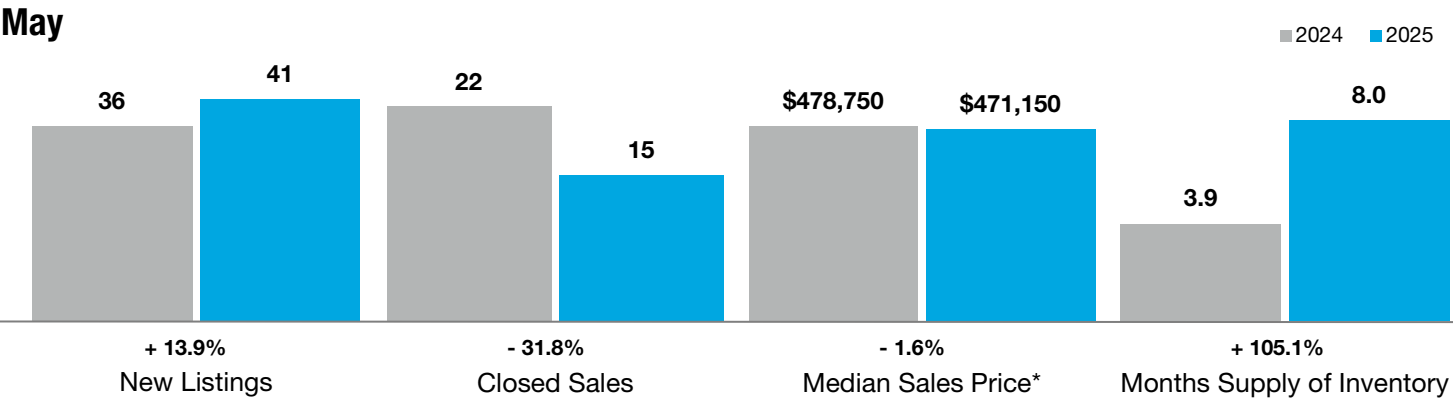


## Madison County

North Carolina

Key Metrics	May			Year to Date		
	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	36	41	+ 13.9%	133	157	+ 18.0%
Pending Sales	22	17	- 22.7%	107	87	- 18.7%
Closed Sales	22	15	- 31.8%	109	81	- 25.7%
Median Sales Price*	\$478,750	\$471,150	- 1.6%	\$427,665	\$450,000	+ 5.2%
Average Sales Price*	\$577,775	\$485,370	- 16.0%	\$504,869	\$478,619	- 5.2%
Percent of Original List Price Received*	94.8%	95.6%	+ 0.8%	94.3%	94.4%	+ 0.1%
List to Close	117	115	- 1.7%	133	131	- 1.5%
Days on Market Until Sale	70	71	+ 1.4%	75	81	+ 8.0%
Cumulative Days on Market Until Sale	75	80	+ 6.7%	89	98	+ 10.1%
Average List Price	\$581,163	\$655,858	+ 12.9%	\$540,622	\$640,043	+ 18.4%
Inventory of Homes for Sale	88	132	+ 50.0%	--	--	--
Months Supply of Inventory	3.9	8.0	+ 105.1%	--	--	--

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.



### Historical Median Sales Price Rolling 12-Month Calculation

